

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Houston, Harris County, on US 59, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 6640, at Page 462, Deed Records of Harris County, Texas.

A portion of the land acquired, described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

6750 Bender Road, Ltd. is an abutting landowner and has requested to purchase the tract for \$575,000.

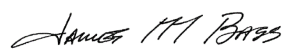
The commission finds \$575,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to 6750 Bender Road, Ltd. for \$575,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36620BA547D4BD...  
Executive Director

115799 July 30, 2020

Minute	Date
Number	Passed

August 8, 2019

Exhibit A  
Page 1 of 3

***TXDOT Tract 2***

***5.3503 acres of land in the H. E. & W. T. R. R. Survey, Abstract No. 1045,  
City of Houston, Harris County, Texas***

A FIELD NOTE DESCRIPTION of a 5.3503 acre (233,060 square feet) tract of land in the H. E. & W. T. R. R. Survey, Abstract No. 1045, City of Houston, Harris County, Texas; said 5.3503 acre tract being out of a 5.604 acre tract of land, "Parcel 29 B", conveyed to the State of Texas, et al, as recorded in Harris County Clerk's File No. C441307; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a TXDOT disc found at the northwest end of a cutback at the intersection of the east right-of-way line of U.S. Highway 59 (width varies), as recorded in Volume 3320, Page 387 of the Harris County Deed Records and in Harris County Clerk's File Nos. C435068, C441307, C448896 and P186875 with the north right-of-way line of Bender Road (50 feet wide);

THENCE, South 36° 39' 10" East - 39.42 feet (called South 36° 39' 03" East - 39.22 feet per Harris County Clerk's File No. P186875) to a 5/8-inch iron rod with cap stamped "TEAM" set at the southeast end of said cutback;

THENCE, North 87° 27' 33" East - 305.14 feet with the north line of said Bender Road to a 5/8-inch iron rod with cap stamped "TEAM" set to replace a disturbed 5/8-inch iron rod found for the southeast corner of a 1.690 acre tract of land being a 60-foot wide right-of-way conveyed to The Texas Pipe Line Company, as recorded in Volume 2451, Page 394 of the Harris County Deed Records and for the southwest corner of an 8.443 acre tract of land, "Tract II", conveyed to Golden Shamrock Realty, Inc., as recorded in Harris County Clerk's File No. P051799; from which a 5/8-inch iron rod found bears North 82° 48' 15" East - 4.42 feet;

THENCE, North 02° 35' 26" West - 194.12 feet (called North 00° 53' 00" West - 195.12 feet per Harris County Clerk's File No. P051799) with the east line of said The Texas Pipe Line Company 60-foot right-of-way and with the west line of said 8.443 acre tract to a 5/8-inch iron rod found for an angle point of said The Texas Pipe Line Company 60-foot right-of-way and for an angle point of said 8.443 acre tract; from which a 5/8-inch iron rod with cap stamped "Miller" found bears North 71° 37' 26" East - 2.16 feet;

THENCE, North 13° 04' 23" East - 467.05 feet (called North 14° 55' 02" East - 465.88 feet per Harris County Clerk's File No. P051799) with the southeast line of said The Texas Pipe Line Company 60-foot right-of-way and with the northwest line of said 8.443 acre tract to a 1/2-inch iron rod found in the south right-of-way line of said U.S. Highway 59 for the northwest corner of said 8.443 acre tract, for the southwest corner of said 5.604 acre tract and for the southwest corner and POINT OF BEGINNING of this tract; from which a 1/2-inch iron rod found bears South 89° 12' 16" East - 2.88 feet; also from which a 2-inch iron pipe found bears North 89° 26' 06" East - 7.10 feet;

THENCE, North 13° 04' 23" East - 507.55 feet with the east line of said The Texas Pipe Line Company 60-foot right-of-way and with the west line of said 5.604 acre tract to a point for the northwest corner of this tract;

THENCE, North 87° 13' 45" East - 28.28 feet to an angle point of this tract;

THENCE, North 78° 52' 54" East - 413.87 feet to a point in the north line of said 5.604 acre tract for an angle point of this tract;

THENCE, North 87° 50' 10" East - 106.10 feet with the north line of said 5.604 acre tract to a 5/8-inch iron rod found for the northeast corner of said 5.604 acre tract and for the northeast corner of this tract; from which a 5/8-inch iron rod found bears North 87° 50' 10" East - 21.02 feet; also from which a 5/8-inch iron rod found bears North 87° 50' 10" East - 531.38 feet;

THENCE, South 01° 53' 39" East - 39.04 feet (called South 00° 19' 30" West - 38.00 feet per Harris County Clerk's File No. C441307) with the east right-of-way line of said U.S. Highway 59 also being the east line of said 5.604 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set for a southeast corner of said 5.604 acre tract and for a southeast corner of this tract;

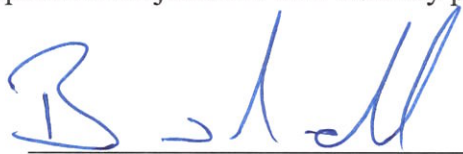
THENCE, South 44° 24' 48" West with the southeast right-of-way line of said U.S. Highway 59 also being the southeast line of said 5.604 acre tract, at a distance 4.79 feet pass a 5/8-inch iron rod with cap stamped "TEAM" set to replace a disturbed 5/8-inch iron rod found for a northwest corner of said 8.443 acre tract, for a northwest corner of a 10.610 acre tract of land conveyed to 6750 Bender Road, Ltd., as recorded in Harris County Clerk's File No. RP-2018-232547 and continuing with the southeast right-of-way line of said U.S. Highway 59, with the southeast line of said 5.604 acre tract, with the northwest line of said 8.443 acre tract and with the northwest line of said 10.610 acre tract for a total distance of 124.03 feet (called 128.65 feet per Harris County Clerk's File No. C441307) to a 3/4-inch iron pipe found for an angle point of said 5.604 acre tract, for an angle point of said 8.443 tract, for an angle point of said 10.610 acre tract and for an angle point of this tract;

THENCE, in a southwesterly direction with the southeast right-of-way line of said U.S. Highway 59, with the southeast line of said 5.604 acre tract, with the northwest line of said 8.443 acre tract, with the northwest line of said 10.610 acre tract and with a curve to the right having a radius of 449.29 feet (called 449.29 feet), a central angle of 87° 30' 17" (called 85° 56' 38" per Harris County Clerk's File No. C441307) (called 87° 32' 44" per Harris County Clerk's File No. P051799) (called 87° 32' 45" per Harris County Clerk's File No. RP-2018-232547), a length of 686.18 feet (called 673.94 feet per Harris County Clerk's File No. C441307) (called 686.49 feet per Harris County Clerk's File No. P051799) (called 686.50 feet per Harris County Clerk's File No. RP-2018-232547), and a chord bearing South 44° 01' 10" West - 621.41 feet (called South 45° 43' 56" West - 621.64 feet per Harris County Clerk's File No. P051799) (called South 43° 58' 56" West - 621.64 feet per Harris County Clerk's File No. RP-2018-232547) to a concrete monument found for the end of said curve being the west corner of said 10.610 acre tract;

THENCE, South 87° 52' 47" West - 137.95 feet (called North 89° 40' 30" West - 137.87 feet per Harris County Clerk's File No. C441307) (called South 89° 30' 15" West - 134.92 feet per Harris County Clerk's File No. P051799) with the southeast right-of-way line of said U.S. Highway 59 also being the southeast line of said 5.604 acre tract and with the north line of said 8.443 acre tract to the POINT OF BEGINNING and containing 5.3503 acres (233,060 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:  
TEXAS ENGINEERING AND MAPPING CO.  
Civil Engineers - Land Surveyors  
Stafford, Texas  
Firm Registration No. 10119000  
Job No. 1284-6  
W:\1284-6\_TXDOT\_East.docx

  
\_\_\_\_\_  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776





DRAWING INFO: Z:\p04\1284-6\dwg\1284-6\_BNDY-TXDOT TRACTS.dwg AUG 07, 2019 9:18 AM

- CLF - CHAIN LINK FENCE  
CMS - CABLE MARKER SIGN  
CD - CLEAN OUT  
CONC - CONCRETE  
CP - CABLE PEDESTAL  
CWS - CROSS WALK SIGNAL POLE  
DG - DOWN GUY  
EB - ELECTRIC BOX  
FH - FIRE HYDRANT  
FND - FOUND  
FDM - FIBER OPTIC CABLE MARKER  
G1 - GRATE INLET  
H.C.C.F. - HARRIS COUNTY CLERK'S FILE  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
MB - MAILBOX  
MH - MANHOLE  
MP - METER POLE  
P - OVERHEAD POWER LINE  
P-1 - PIN FLAG  
PLM - PIPELINE MARKER  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
PP - POWER POLE  
PRV - PRESSURE RELEASE VALVE  
PV - PIPE VENT  
RCP - REINFORCED CONCRETE PIPE  
R.O.W. - RIGHT OF WAY  
SAN - SANITARY  
SQ. FT. - SQUARE FEET  
STLT - STREET LIGHT  
TP - TELEPHONE PEDESTAL  
VRV - VACUUM RELEASE VALVE  
VTH - WHEEL CHAIR RAMP  
WCR - WOOD FENCE  
WM - WATER METER  
WV - WATER VALVE

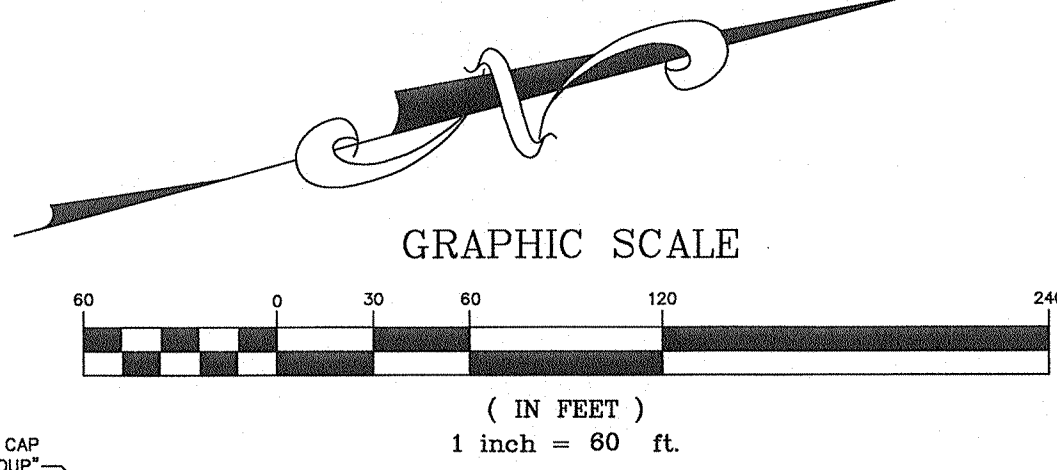
#### LEGEND

UNRESTRICTED RESERVE "A"  
RITCHIE BROS HOUSTON  
(FILM CODE NO. 633156; H.C.M.R.)  
BLOCK 1

NEW JERUSALEM WHOLE TRUTH CHURCH OF HOUSTON, INC.  
4.470 ACRES  
(H.C.C.F. NO. U781672)

U.S. HIGHWAY 59  
(R.O.W. VARIES)  
(VOL. 3320, PG. 387; H.C.D.R.)  
(H.C.C.F. NO. C435068)  
(H.C.C.F. NO. C441307)  
(H.C.C.F. NO. C448896)  
(H.C.C.F. NO. P186875)

## Exhibit A Page 3 of 3

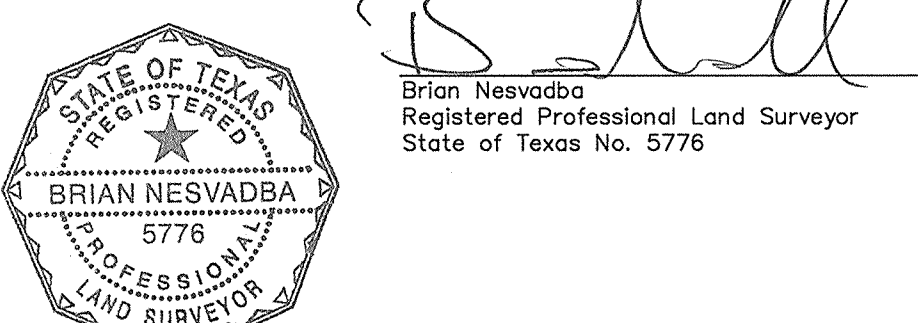


UNRESTRICTED RESERVE "A"  
ALDINE ISD GREENS ROAD EAST  
(FILM CODE NO. 680599; H.C.M.R.)  
BLOCK 1

#### NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY CHARTER TITLE COMPANY.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY CHARTER TITLE COMPANY ON JULY 16, 2019, EFFECTIVELY DATED JULY 10, 2019, G.F. NO. CH-7655-1076551900224-JC, AND IS RELIED UPON FOR PURPOSES THEREOF.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48201-C-0485 M EFFECTIVELY DATED JUNE 9, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON AUGUST 8, 2019. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II, Survey.



TEXAS ENGINEERING AND MAPPING CO.  
12718 CENTURY DRIVE  
STAFFORD, TEXAS 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
www.team-civil.com  
Surveying Firm No. 10118000 / Engineering Firm No. F-2906

#### LAND TITLE SURVEY

OF  
A 5.3503 ACRE (233,060 SQ. FT.) TRACT OF LAND  
IN THE H. E. & W. T. R. SURVEY,  
ABSTRACT NO. 1045,  
CITY OF HOUSTON,  
HARRIS COUNTY, TEXAS

CREW: MT	DRAWN BY: RCA	CALC. BY: BSN	CK BY: CK
DATE: 08-22-19	SCALE: 1"=60'	KEY MAP: 375 N	JOB NO.: 1284-6

TXDOT TRACT 2  
5.3503 ACRES  
(233,060 SQ. FT.)

THE STATE OF TEXAS, et al  
5.604 ACRES  
"PARCEL 29 B"  
(H.C.C.F. NO. C441307)

6750 BENDER ROAD, LTD.  
10.610 ACRES  
(H.C.C.F. NO. RP-2018-232547)

6750 BENDER ROAD, LTD.  
10.610 ACRES  
(H.C.C.F. NO. RP-2018-232547)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°16'14" E	521.28'
L2	N 53°15'00" E	60.59'
L3	S 36°39'10" E	39.42'
L4	S 36°39'03" E	39.22'
L5	N 87°13'45" E	28.28'
L6	N 87°50'10" E	106.10'
L7	S 01°53'39" E	39.04'
CALLD	S 00°19'30" W	38.00'
L8	S 44°24'48" W	124.03'
CALLD	S 45°19'30" W	128.65'
L9	N 88°06'18" E	11.27'
CALLD	N 89°48'38" E	11.21'

H.C.C.F. NO. P186875

H.C.C.F. NO. C441307

H.C.C.F. NO. C441307

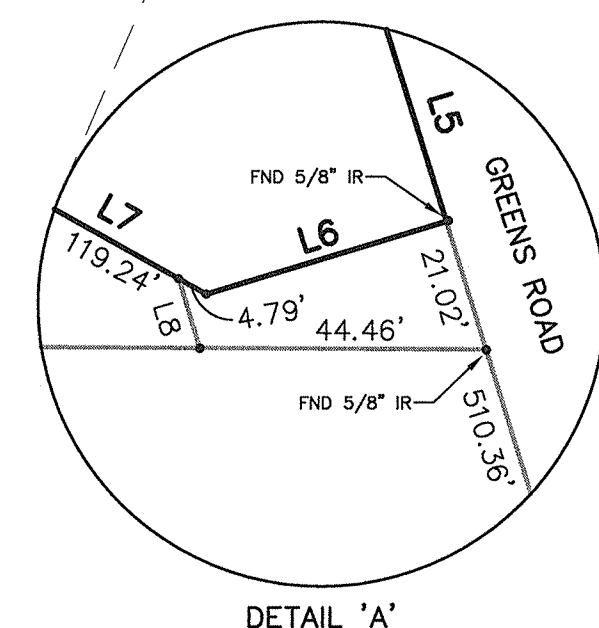
H.C.C.F. NO. P051799

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	17°58'56"	369.29'	115.90'	S 68°46'50" W - 115.43'
C2	87°30'17"	449.29'	686.18'	S 44°01'10" W - 621.41'
CALLD	85°56'38"	449.29'	673.94'	S 45°43'56" W - 621.64'
CALLD	87°32'44"	449.29'	686.49'	S 43°58'56" W - 621.64'
CALLD	87°32'45"	449.29'	686.50'	S 43°58'56" W - 621.64'

H.C.C.F. NO. C441307

H.C.C.F. NO. P051799

H.C.C.F. NO. RP-2018-232547



DETAIL 'A'